



***DRAFT FOR PUBLIC COMMENT***  
**PUBLIC COMMENT PERIOD:**  
***April 12, 2019 – May 13, 2019***

**City of Quincy, Massachusetts**  
**and the**  
**Quincy HOME Consortium**  
**(South Shore HOME Consortium)**

**Program Year 2019**

*(7/1/2019 – 6/30/2020)*

**Action Plan**

*for*

Community Development, Housing,  
Homelessness and Special Needs



## Executive Summary

### AP-05 Executive Summary - 91.200(c), 91.220(b)

#### 1. Introduction

This annual Action Plan contains the objectives and outcomes, which the City of Quincy, Massachusetts and the Quincy HOME Consortium propose to accomplish over the next program year, **beginning July 1, 2019 and ending June 30, 2020**. The proposed activities will be funded by the U.S. Department of Housing and Urban Development (HUD), under the Community Development Block Grant (CDBG), Home Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) programs.

#### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Objectives and Outcomes Identified in the Plan:

Consolidated funds for the program year will be allocated among the following nationally reportable objectives and outcomes:

##### Objectives

- Enhance Suitable Living Environment (SL)
- Create Decent Housing (DH)
- Provide Economic Opportunity (EO)

##### Outcomes

- New /improved Availability / Accessibility
- New /improved Affordability
- New /improved Sustainability

##### Enhance Suitable Living Environment

Projects will be funded in the program year to make services and facilities available or accessible to low- and moderate-income people and/or to limited clientele with a presumed benefit, as a means of addressing issues in their living environment. As a result, these projects will directly enhance the suitable living environment of residents through new or improved accessibility, affordability, or sustainability.

### **Create Decent Housing**

Projects will be funded in the program year to create decent housing with new or improved availability, affordability, or sustainability. In addition to improving the quality of life for residents in these units, other housing-related projects, (such as fair housing counseling and first time homebuyer programs) will directly benefit both individuals and households.

### **Provide Economic Opportunities**

Projects will be funded in the program year, with goals to provide economic opportunity through new or improved accessibility, affordability, or sustainability.

## **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Quincy and the Quincy HOME Consortium evaluates performance of each program year through publication of an annual Consolidated Annual Performance and Evaluation Report (CAPER). The City and Consortium will continue this practice in order to evaluate past performance. The most recently-approved CAPER may be found at the City of Quincy website at [<https://www.quincyma.gov/govt/depts/pcd/cd/plans.htm>].

## **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

### **Citizen Participation Plan**

The Consolidated Plan regulations (24 CFR 91.105) state that each jurisdiction must adopt a citizen participation plan. The full text of the City of Quincy and the Quincy HOME Consortium Citizen Participation Plan can be found in the Appendix of the 2015-2019 Consolidated Plan.

### **Citizen Participation Process**

For the 5-Year Consolidated Plan, a number of methods were employed to gather input from Quincy residents, non-profit organizations and agencies, and members of the business community through focus groups, round tables, surveys, and public hearings.

The survey results are based on 100 surveys distributed throughout the City of Quincy at community centers, focus groups, and technical assistance workshops. The survey asked public opinion on City priorities in the following categories: Housing Objectives, Community Facilities, Economic Development, Public Facilities & Services, Special Needs Facilities & Services, Infrastructure, and Homeless Services. Each category listed several objectives within the category, asking if each objective is a priority with the choices of "YES," "NO" or "UNKNOWN." Top objectives in each category were identified on the survey by the highest number tallies of "YES" during tabulation. It also requested public opinion and experience with Fair Housing. Finally, the survey requested any additional comments on these issues.

As an effort of outreach to the largest, non-English speaking group in Quincy, an opportunity to hear the survey translated into Chinese was available to this particular population.

The City hosted several focus groups and round tables reaching City wide and focusing narrower on specific topics such as elder needs, youth in Germantown (a target LMI community), and economic development.

The documentation for these outreach efforts, including the survey, survey tabulation, focus group reports, presentation of results, and minutes from the public hearings can be found in the Appendix of the 2015-2019 strategic plan.

## **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

Not applicable

## **7. Summary**

This annual Action Plan contains the objectives and outcomes, which the City of Quincy, Massachusetts and the Quincy HOME Consortium propose to accomplish over the next program year. The proposed activities will be funded by the U.S. Department of Housing and Urban Development (HUD), under the

Community Development Block Grant (CDBG), Home Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) programs.

## PR-05 Lead & Responsible Agencies - 91.200(b)

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	QUINCY	
CDBG Administrator	QUINCY	Planning and Community Development
HOPWA Administrator		
HOME Administrator	QUINCY	Planning and Community Development
ESG Administrator	QUINCY	Planning and Community Development
HOPWA-C Administrator		

Table 1 – Responsible Agencies

### Narrative

#### Consolidated Plan Public Contact Information

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## **AP-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

For the current 5 Year Consolidated/Strategic Plan, a number of methods were employed to consult with Quincy residents, non-profit organizations and agencies, and members of the business community through focus groups, round tables, surveys, and public hearings.

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

Please see section PR-15 of our Consolidated Plan, where we provide a concise summary of our activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The city's Community Development office assists in coordinating meetings of the regional CoC Board on Homelessness (the "South Shore Network"), which includes public housing providers, health providers, mental health providers, service agencies, local government, and state government representatives. Although Board meetings focus on the issue of homelessness, the creation of this Board has led to enhanced coordination between these providers. The development of this board has also led to the creation of the "Agency Assistance Collaborative," which is a group of local social service agencies that meet on a regular basis and coordinate assistance to individuals and families so that they are provided with the most effective and efficient services possible.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

Member agencies of the CoC's Board on Homelessness are invited to submit proposals for funding, and are also invited to comment on the draft action plan.

The Board's executive committee is the governing entity of the Continuum of Care, per our CoC charter. The city works directly with Board members to address the needs of homeless persons, either through the administration of the McKinney-Vento Continuum of Care Homeless Assistance Program, the Emergency Solutions Grant; or through sharing other resources.



The general Board meets twice per year. The executive committee generally meets quarterly, and also calls special meetings if necessary.

With respect to developing performance standards for, and evaluating outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS, that is done through the executive committee, in consultation with city and subrecipient staff. The working group will develop draft policies/procedures for the executive committee to discuss and approve. Once approved by the executive committee, these draft documents are further vetted by the full board and ultimately voted on.

## **2. Agencies, groups, organizations and others who participated in the process and consultations**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Father Bills & MainSpring
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted during monitoring process and invited to all public hearings, workshops, and events hosted by the Department of Planning & Community Development (PCD); FBMS holds several City contracts for services through McKinney as well as CDBG and HOME. Anticipated outcomes include maintaining positive relationship and contracts for services as well as collaboration on efforts of homelessness and housing issues
2	<b>Agency/Group/Organization</b>	Asian American Service Association
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted during monitoring process and invited to all public hearings, workshops, and events hosted by the Department of Planning & Community Development (PCD); AASA anticipates continued and expanded CDBG funding for Asian seniors

3	<b>Agency/Group/Organization</b>	City of Quincy Council on Aging
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted during monitoring process and invited to all public hearings, workshops, and events hosted by the Department of Planning & Community Development (PCD); Council on Aging anticipates funding and less paperwork for CDBG funding
4	<b>Agency/Group/Organization</b>	City of Quincy Office of Constituent Services
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted during monitoring process and invited to all public hearings, workshops, and events hosted by the Department of Planning & Community Development (PCD); the City anticipates coordination of accessibility of information about available services for residents
5	<b>Agency/Group/Organization</b>	City of Quincy School Department
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	QPS was consulted through a series of meetings with the Superintendent's staff on topics that included access to healthy foods, science curriculum, community engagement events, school yard improvement plans and school gardens. Outcomes are students' increased awareness of local food systems and healthy eating, improved neighborhoods through school yard improvements. Coordination could be improved by PCD being a permanent member of the Superintendent's Health & Wellness Committee.
6	<b>Agency/Group/Organization</b>	CITY OF QUINCY DEPARTMENT OF HEALTH
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted during monitoring process and invited to all public hearings, workshops, and events hosted by the Department of Planning & Community Development (PCD); The City anticipates updated accurate mapping of low-income communities provided to the health department for the purpose of code enforcement in CDBG eligible areas
7	<b>Agency/Group/Organization</b>	Friends of Holly Hill Farm
	<b>Agency/Group/Organization Type</b>	Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Holly Hill Farm educators are regularly consulted in implementing Quincy's Farm to School programming, including the Free Summer Lunch Program and Title 1 Bridge to Reading, where they are supporting students with school garden teaching and farm field trips connected to Quincy summer feeding program. Anticipated outcomes include increased participation in the summer lunch program based on highlighting school garden harvests

8	<b>Agency/Group/Organization</b>	HOUGHS NECK COMMUNITY COUNCIL INC
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted during monitoring process and invited to all public hearings, workshops, and events hosted by the Department of Planning & Community Development (PCD; the agency and the City anticipate the Community Council will find other sources of funding for sustainability of the community center in the future.
9	<b>Agency/Group/Organization</b>	INTERFAITH SOCIAL SERVICES
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Interfaith Social Services is regularly invited to all public hearings, workshops, and events hosted by the Department of Planning & Community Development (PCD)
10	<b>Agency/Group/Organization</b>	MANET COMMUNITY HEALTH CENTER
	<b>Agency/Group/Organization Type</b>	Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted during monitoring process and invited to all public hearings, workshops, and events hosted by the Department of Planning & Community Development (PCD); The agency is consulted regularly for their public facility needs. CDBG has been a key resource in helping expand their services and client capacity. Anticipated outcomes include increased access to affordable and quality health care services
11	<b>Agency/Group/Organization</b>	The Good Shepherd's Maria Droste Services
	<b>Agency/Group/Organization Type</b>	Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted during monitoring process and invited to all public hearings, workshops, and events hosted by the Department of Planning & Community Development (PCD). The agency anticipates being able to serve more individuals who would otherwise be unable to pay for services
12	<b>Agency/Group/Organization</b>	MassHousing
	<b>Agency/Group/Organization Type</b>	Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency is currently providing financing for affordable rental projects in the City

13	<b>Agency/Group/Organization</b>	NeighborWorks of Southern Mass
	<b>Agency/Group/Organization Type</b>	Housing Service-Fair Housing Community Development Financial Institution
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	NeighborWorks is an active CHDO in the South Shore Consortium and submitted a proposal to develop 5 units of SRO housing for adults with sensory impairments; the City meets routinely with NeighborWorks regarding the HOME and CDBG-funded homeowner rehabilitation programs. They are the local Rehab Agency for "Get the Lead Out" Program through MassHousing as well.
14	<b>Agency/Group/Organization</b>	Quincy After School Child Care, Inc.
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted during monitoring process and invited to all public hearings, workshops, and events hosted by the Department of Planning & Community Development (PCD); the agency anticipates better serving Quincy's youth through continued collaboration and CDBG funding
15	<b>Agency/Group/Organization</b>	Quincy Asian Resources Inc
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted during monitoring process and invited to all public hearings, workshops, and events hosted by the Department of Planning & Community Development (PCD); The City and the agency anticipate better serving the Asian community through continued collaboration
16	<b>Agency/Group/Organization</b>	Quincy College
	<b>Agency/Group/Organization Type</b>	Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Quincy College staff are invited to all public hearings, workshops, and events hosted by the Department of Planning & Community Development (PCD); the agency anticipates participating as a strategic partner in the future and has applied for CDBG funding



17	<b>Agency/Group/Organization</b>	QUINCY COMMUNITY ACTION PROGRAM, INC
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-homeless Services-Education Services-Employment Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted during monitoring process and invited to all public hearings, workshops, and events hosted by the Department of Planning & Community Development (PCD); The agency anticipates collaborating on planning efforts as well as communication of available services to the public
18	<b>Agency/Group/Organization</b>	Quincy Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Anti-poverty Strategy Lead-based Paint Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency is invited to all public hearings, workshops, and events hosted by the Department of Planning & Community Development (PCD); QHA applies for CDBG funding on a regular basis
19	<b>Agency/Group/Organization</b>	South Shore Workforce Investment Board
	<b>Agency/Group/Organization Type</b>	Services-Employment Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency is being consulted about improving outreach to the low and moderate income population and helping craft entrepreneurial programming for Quincy residents. Improved coordination would include more regular meetings with the WIB staff to understand better their current programming and to coordinate planning initiatives for community and economic development. Staff turnover and reorganization of the subcommittees has changed how the agencies interact
20	<b>Agency/Group/Organization</b>	Quincy Chamber of Commerce / Quincy 2000
	<b>Agency/Group/Organization Type</b>	Services-Employment Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Chamber was consulted as the umbrella for Quincy's CDBG funded economic development programs. Chamber staff provided input about current demand for its services and advised on communication and outreach for housing and community development policies and programs. Improved coordination with a new President and Executive Director and understanding better how new initiatives like the Quincy Center for Innovation can be supported through CDBG and/or City Planning Department resources

21	<b>Agency/Group/Organization</b>	South Shore YMCA
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted during monitoring process and invited to all public hearings, workshops, and events hosted by the Department of Planning & Community Development (PCD); The agency anticipates more streamlined grant management as well as more opportunities to partner in the future through CDBG
22	<b>Agency/Group/Organization</b>	Thomas Crane Public Library
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Education Other government - Local Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency is invited to all public hearings, workshops, and events hosted by the Department of Planning & Community Development (PCD); Anticipated outcomes include collaboration on planning efforts for meeting the needs of the community. The Library frequently consults with the Planning Department for demographic data and other technical guidance. In return, the Library shares data they collect through community surveys
23	<b>Agency/Group/Organization</b>	Town of Braintree
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	As part of the AAP process, the member representative from the Town of Braintree was consulted with respect to the programming of the annual allocation to best meet housing needs in the community. The Town will continue to implement its successful tenant based rental assistance program
24	<b>Agency/Group/Organization</b>	Town of Holbrook
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Service-Fair Housing Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	As part of the AAP process, the member representative from the Town of Holbrook was consulted with respect to the programming of the annual funding allocation to best meet housing needs in the community. The Town will support for first-time homebuyer opportunities through the Consortium's downpayment assistance program
25	<b>Agency/Group/Organization</b>	Town of Milton
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Service-Fair Housing Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	As part of the AAP process, the member representative from the Town of Milton was consulted with respect to the programming of the annual funding allocation to best meet housing needs in the community. The Town will continue to support homeowner rehabilitation activities through a contract with NeighborWorks of Southern Mass
26	<b>Agency/Group/Organization</b>	Town of Weymouth
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Service-Fair Housing Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	As part of the AAP process, the member representative from the Town of Weymouth was consulted with respect to the programming of the annual funding allocation to best meet housing needs in the community. The Town will support for first-time homebuyer opportunities through the Consortium's down payment assistance program and will continue to support and pursue CHDO sponsored development activities
27	<b>Agency/Group/Organization</b>	Metropolitan Area Planning Council
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Planning staff sits on the Inner Core Committee and Metro Mayor's Coalition at MAPC; on-line resources are regularly consulted including population projections and GIS mapping resources; MAPC continues to consult with the City on climate resilience and affordable housing, among other issues. The City is currently a part of the Mass Rental Database Initiative that is being developed by MAPC. The database will provide the City with access rental market data in neighborhoods across the City

**Identify any Agency Types not consulted and provide rationale for not consulting**

Corrections programs and institutions were not consulted because there aren't any within city boundary.

### Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Quincy Planning & Community Development	CoC annual application
MetroFuture	Metropolitan Area Planning Council	30 year plan for our region
Community Action Plan 2015-2018	Quincy Community Action Plan	similar community development plan
South Shore YMCA 2013 - 2018	South Shore YMCA	break generational cycle of poverty in Germantown
Performance Based Strategic Plan	Father Bill's & MainSpring	ending and preventing homelessness in Southern Massachusetts
Status Report on Hunger in Mass	Project Bread	anti-poverty strategy
Houghs Neck Com Ctr 5 year plan	Houghs Neck Community Council	public services; community center
Setting Mass Housing Priorities	MassHousing	Housing; Fair Housing
Thomas Crane Pub Lib. Strategic Plan	Thomas Crane Public Library	anti-poverty strategy
Rapid Re-Housing of Families	Metropolitan Boston Housing Partnership	housing; fair housing; homelessness
Pop & Housing Demographics	Metropolitan Area Planning Council	Housing; Fair housing
Expiring Use Inventory Report	Mass Community Economic Development	Housing; Fair housing
Re-envisioning Wollaston	Quincy PCD	TOD; minority outreach; neighborhood business area development
Energy Efficiency & Conservation	Quincy PCD	renewable energy and energy efficiency initiatives
Quincy Center Urban Redevelopment	Quincy PCD	slum & blighted area redevelopment, economic development
2012-2018 Open Space & Recreation Plan	Quincy PCD	active and passive recreation for low mod populations
Farm to School	Quincy PCD	hunger relief; carbon emission reduction; economic development

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Labor Market Blueprint	South Shore Workforce Investment Board	workforce development
Childhood Lead Poisoning	Mass Dept of Public Health	housing; fair housing
MetroBoston Regional Indicators State of Equity 17	MAPC	social determinants of health; anti-poverty strategy
2019-2024 Quincy Multi-Hazard Mitigation Plan	Quincy PCD	identify actions to reduce dangers to life and property from natural hazard events

**Table 3 – Other local / regional / federal planning efforts**

## **Narrative**



## **AP-12 Participation - 91.401, 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

The City of Quincy Department of Planning & Community Development (PCD) strives to provide leadership in region-wide community engagement through a bi-partisan, cross-sector, multi-level initiative. Target audience includes: youth, individuals and families, seniors, public service professionals, corporate community partners, and local government officials. Efforts may include: one-on-one meetings, focus groups, community service fairs, capacity-building workshops, and social media outreach. This initiative has drawn significant higher engagement with the Department from the public and target audience as defined above. To illustrate this, attendance was at 15 participants for the December 2009 workshop and increased by 500% at the December 2012 workshop for 75 participants. Since 2012, efforts have been known as “Opportunity Quincy” which has served as a national model for community collaboration efforts through Opportunity Nation and has been featured multiple times on their website and blog. We consider the outreach conducted for the Consolidated/Strategic Plan to carry throughout the ConPlan period. For this particular Action Plan, however, citizen participation outreach consisted of the following modes illustrated below.

## Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	Boston Globe legal notice, published on 3/29/2019, to obtain the views of interested citizens, organizations and other parties as to the city's housing and community development needs for HUD CPD program funding for the program year beginning 7/1/2019.	Not applicable	Not applicable	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Non-targeted/broad community	The first public hearing on this AAP was held on 4/9/2019 at 5:00 P.M. in the Professional Development Room (#121) at 34 Coddington Street, Quincy, MA. Four (4) people were in attendance, including PCD staff.	No comments were received.	No comments were received.	
3	Newspaper Ad	Non-targeted/broad community		Not applicable	Not applicable	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Internet Outreach	Non-targeted/broad community	One copy of the draft AAP was located at all four branches of the Thomas Crane Public Library in Quincy during the public comment period. An exact copy was also hosted online at the URL addresses indicated.			<a href="http://www.quincy.ma.gov">www.quincy.ma.gov</a>

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

#### Introduction

This section illustrates the expected amount of funds available from HUD entitlement and CoC grants during the program year.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,798,521	217,484	2,000,000	4,016,005	0	Community Development Block Grant. Note: Prior Year Resources includes unexpended entitlement funds plus revolving loan funds

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	823,713	512,837	1,555,835	2,892,385	0	HOME Investment Partnerships Program, which provides funding for affordable housing construction, rehab, first-time homebuyer downpayment assistance, and tenant based rental assistance.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	150,286	0	0	150,286	0	Emergency Solutions Grant Program, which provides emergency shelter and homelessness prevention assistance.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Competitive McKinney-Vento Homeless Assistance Act	public - federal	Admin and Planning Housing Services Other	4,615,908	0	0	4,615,908	0	Continuum of Care (competitive grant program) projects. These grants do not all have the same program year, nor do they all operate on the city's fiscal year. The "Expected Amount Available" is based on the grand total of funds awarded to the City of Quincy (as opposed to the entire CoC) under the most recent program competition (2017).

**Table 2 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Federal funds are used by subrecipients who then apply for additional grant funds from other federal and state government resources, as well as from private foundations. Without being able to use CDBG, HOME, ESG, and McKinney funds as matching resources, these subrecipients would not be able to leverage the additional resources necessary to accomplish their respective missions. Matching requirements under HUD CPD programs will be satisfied through monitoring of subrecipients and through local and state matching funds committed to projects. For example, housing projects assisted with HOME funds in the City of Quincy are matched by commitments from the City's Affordable Housing Trust Fund and the City's Community Preservation Committee funds. ESG matching requirements will be met through match commitment letters from the subrecipient agencies.



**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

There are several pieces of land and property that are owned by the city that will be used to address the needs identified in the plan. These properties include the Germantown Neighborhood Center, the Houghs Neck Community Center, Ward 2 Community Center, the North Quincy Community Center, and the Kennedy Center. All of these centers host public services programs, which address the public services needs identified in the plan.

**Discussion**

N/a

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
<b>1</b>	Rental Housing Objectives	2015	2019	Affordable Housing		Rental Housing Objectives	HOME: \$2,324,171	Rental units constructed: 5 Household Housing Unit Rental units rehabilitated: 3 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 5 Households Assisted
<b>2</b>	Owner Housing Objectives - Asst for Homeownership	2015	2019	Affordable Housing		Owner Housing Objectives - Asst for Homeownership	HOME: \$222,979	Direct Financial Assistance to Homebuyers: 6 Households Assisted
<b>3</b>	Owner Housing Objectives - Acq., Production, Rehab	2015	2019	Affordable Housing		Owner Housing Objectives - Acq., Production, Rehab		Homeowner Housing Rehabilitated: 13 Household Housing Unit
<b>4</b>	Homeless Objectives - Permanent Housing	2015	2019	Homeless		Homeless Objectives - Permanent Housing	Competitive McKinney-Vento Homeless Assistance Act: \$4,615,908	Housing for Homeless added: 294 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Homeless Objectives	2015	2019	Homeless		Homeless Objectives - Emergency & Veterans	ESG: \$150,286	Overnight/Emergency Shelter/Transitional Housing Beds added: 900 Beds Homelessness Prevention: 50 Persons Assisted
6	Homeless Objectives - Employment Initiative	2015	2019	Homeless		Homeless Objectives - Employment Initiative	Competitive McKinney-Vento Homeless Assistance Act: \$0	Other: 0 Other
7	Infrastructure Improvements	2015	2019	Non-Housing Community Development		Infrastructure	CDBG: \$1,535,215	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 750 Persons Assisted
8	Public Facilities	2015	2019	Non-Housing Community Development		Public Facilities	CDBG: \$872,350	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 525 Persons Assisted
9	Public Services	2015	2019	Non-Housing Community Development		Public Services	CDBG: \$288,190	Public service activities other than Low/Moderate Income Housing Benefit: 13000 Persons Assisted
10	Economic Development	2015	2019	Non-Housing Community Development		Economic Development	CDBG: \$103,000	Jobs created/retained: 87 Jobs

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Code Enforcement	2015	2019	Non-Housing Community Development		Code Enforcement	CDBG: \$63,789	Housing Code Enforcement/Foreclosed Property Care: 400 Household Housing Unit
12	Housing Rehab Program Support	2015	2019	Affordable Housing		Owner Housing Objectives - Acq., Production, Rehab	CDBG: \$41,236	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	Planning & Administration	2015	2019	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Code Enforcement Economic Development Homeless Objectives - Emergency & Veterans Homeless Objectives - Employment Initiative Homeless Objectives - Permanent Housing Infrastructure Owner Housing Objectives - Acq., Production, Rehab Owner Housing Objectives - Asst for Homeownership Public Facilities Public Services Rental Housing Objectives	CDBG: \$359,704 HOME: \$78,550	Other: 200 Other

**Table 3 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Rental Housing Objectives
	<b>Goal Description</b>	<p>In the FY20 Program Year, the City of Quincy and the HOME Consortium anticipate completing 8 HOME-assisted units, including the acquisition and rehabilitation of an existing 12 unit affordable housing community, which will include 3 HOME-assisted units. The new construction of a five-unit residence for adults with developmental disabilities will also be completed, which will include five HOME-assisted units. In addition to these completed activities, the Consortium has other CHDO projects in various stages of development across the Consortium, including a new senior community in the Town of Holbrook.</p> <p>Beginning in the 2020 program year, the City of Quincy will make funding available through its CDBG program to help finance the lead hazard abatement activities in rental housing developments. As the program will be launched this year, it is anticipated that four rental units will be abated through the program and partially financed through CDBG.</p> <p>The Town of Braintree will continue to run its Tenant Based Rental Assistance Program, which is anticipated to serve 5 households over the program year.</p>
2	<b>Goal Name</b>	Owner Housing Objectives - Asst for Homeownership
	<b>Goal Description</b>	
3	<b>Goal Name</b>	Owner Housing Objectives - Acq., Production, Rehab
	<b>Goal Description</b>	It is anticipated that the City and the Consortium will complete 13 homeowner rehabilitation units, including lead abatement projects in conjunction with the Office of Healthy Homes Lead Abatement Program.
4	<b>Goal Name</b>	Homeless Objectives - Permanent Housing
	<b>Goal Description</b>	

5	<b>Goal Name</b>	Homeless Objectives
	<b>Goal Description</b>	
6	<b>Goal Name</b>	Homeless Objectives - Employment Initiative
	<b>Goal Description</b>	This is a Continuum of Care activity. Goals for this activity are now reported under Goal 20 for consistency with other CoC projects.
7	<b>Goal Name</b>	Infrastructure Improvements
	<b>Goal Description</b>	
8	<b>Goal Name</b>	Public Facilities
	<b>Goal Description</b>	
9	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	
10	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	
11	<b>Goal Name</b>	Code Enforcement
	<b>Goal Description</b>	
12	<b>Goal Name</b>	Housing Rehab Program Support
	<b>Goal Description</b>	

13	Goal Name	Planning & Administration
	Goal Description	



## AP-35 Projects - 91.420, 91.220(d)

### Introduction

**Enhance Suitable Living Environment** - Activities will be funded during the program year to make services and facilities available or accessible to low- and moderate-income people and/or to limited clientele with a presumed benefit, as a means of addressing issues in their living environment. As a result, these projects will directly enhance the suitable living environment of residents through new or improved accessibility, affordability, or sustainability.

**Create Decent Housing** - Activities will be funded in the program year to create decent housing with new or improved availability, affordability, or sustainability. In addition to improving the quality of life for residents in these units, other housing-related projects, (such as fair housing counseling and first time homebuyer programs) will directly benefit both individuals and households.

**Provide Economic Opportunities** - Activities will be funded in the program year, with goals to provide economic opportunity through new or improved accessibility, affordability, or sustainability.

#	Project Name
1	Public Services
2	NHS/NWSMa Rehab Loan / Grant Program
3	Code Enforcement
4	Public Facilities
5	Neighborhood Public Improvement / Infrastructure
6	Business District Revitalization
7	Special Economic Development
8	Planning & Administration
9	PCD Housing Rehab Program Support
10	PCD Housing Rehab Loans
11	ESG19 Quincy
12	Quincy Rental Production/Preservation
13	Quincy CHDO Development
14	CHDO Operating
15	Quincy First Time Home Buyer Program
16	HOME Program Admin
17	Braintree HOME Program
18	Milton HOME Program
19	Holbrook HOME Program
20	Weymouth HOME Program
21	Parks & Open Space
22	McKinney-Vento CoC

#	Project Name
23	Lead Abatement

**Table 4 – Project Information**

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

Allocations are based on need assessments in comparison with amount of funding available. No obstacles envisioned in addressing underserved needs, except for general lack of funding.

**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	Public Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$288,190
	<b>Description</b>	Public services activities will be undertaken during the program year, such as community center programs, elder transportation, food pantry assistance, mental health counseling, after school child care and educational programming, adult special education, teen center social group for youth with autism, funding of the city's Asian liaison position, and providing services for our veterans housing program.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2,800 families (assuming 7,000 individuals are served with a family size of 2.5 members per household).
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Public services activities will be undertaken during the program year, such as community center programs, elder transportation, food pantry assistance, mental health counseling, after school child care and educational programming, adult special education, teen center social group for youth with autism, funding of the city's Asian liaison position, and providing services for our veterans housing program.
<b>2</b>	<b>Project Name</b>	NHS/NWSoMa Rehab Loan / Grant Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Owner Housing Objectives - Acq., Production, Rehab

	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	Grants and Loans: To eliminate substandard living conditions, control lead paint hazards, and prevent flood damage in owner occupied households.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
3	<b>Project Name</b>	Code Enforcement
	<b>Target Area</b>	
	<b>Goals Supported</b>	Code Enforcement
	<b>Needs Addressed</b>	Code Enforcement
	<b>Funding</b>	CDBG: \$63,789
	<b>Description</b>	The city's designated code enforcement officer for low-moderate income areas will pursue all housing/nuisance/lead paint cases until full compliance with State Sanitary Code/nuisance statute/ lead paint regulations are achieved.
	<b>Target Date</b>	6/30/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	400 families
	<b>Location Description</b>	Citywide, in low-mod areas
	<b>Planned Activities</b>	The city's designated code enforcement officer for low-moderate income areas will pursue all housing/nuisance/lead paint cases until full compliance with State Sanitary Code/nuisance statute/ lead paint regulations are achieved.
4	<b>Project Name</b>	Public Facilities
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facilities
	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$872,350
	<b>Description</b>	Renovations for public facilities located within low/mod areas throughout the City.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	# will depend upon the location of facility for improvement (i.e., some areas will be more densely-populated than others).
	<b>Location Description</b>	Citywide, in LMA's or at facilities used primarily by LMI families.

	<b>Planned Activities</b>	
<b>5</b>	<b>Project Name</b>	Neighborhood Public Improvement / Infrastructure
	<b>Target Area</b>	
	<b>Goals Supported</b>	Infrastructure Improvements
	<b>Needs Addressed</b>	Infrastructure
	<b>Funding</b>	CDBG: \$2,160,736
	<b>Description</b>	Public works projects in low-moderate income areas will be undertaken during the program year.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	# will depend upon the location and size of streets selected (TBD) for improvement (i.e., some streets will be more densely-populated than others).
	<b>Location Description</b>	Citywide, in low-mod areas
	<b>Planned Activities</b>	Public works projects in low-moderate income areas will be undertaken during the program year.
<b>6</b>	<b>Project Name</b>	Business District Revitalization
	<b>Target Area</b>	
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	:

	<b>Description</b>	Infrastructure improvements consisting of street/sidewalk repair; utility upgrades; and facade improvements will be undertaken throughout the city's many business districts.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Will depend on activities selected
	<b>Location Description</b>	Citywide, in LMA areas or benefitting LMC business owners
	<b>Planned Activities</b>	Infrastructure improvements consisting of street/sidewalk repair; utility upgrades; and facade improvements will be undertaken throughout the city's many business districts.
7	<b>Project Name</b>	Special Economic Development
	<b>Target Area</b>	
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$103,000
	<b>Description</b>	Activities such as commercial loans; TA to microenterprise; TA for job creation; job training; job placement; and other special economic development opportunities.
	<b>Target Date</b>	



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Activities such as commercial loans; TA to microenterprise; TA for job creation; job training; job placement; and other special economic development opportunities.
8	<b>Project Name</b>	Planning & Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Planning & Administration
	<b>Needs Addressed</b>	Rental Housing Objectives Owner Housing Objectives - Asst for Homeownership Homeless Objectives - Permanent Housing Homeless Objectives - Emergency & Veterans Homeless Objectives - Employment Initiative Infrastructure Public Facilities Public Services Economic Development Code Enforcement Owner Housing Objectives - Acq., Production, Rehab
	<b>Funding</b>	CDBG: \$359,704
	<b>Description</b>	General costs for program administration; monitoring and oversight of HUD CPD-funded projects and activities; grant applications; compliance with federal regulations; preparation of CAPER and Consolidated and Annual Plan; preparation of planning studies
	<b>Target Date</b>	6/30/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	No direct families are served by this activity, except for the families that are served by the \$9,500 fair housing counseling contract that falls under the category of Planning & Admin. Under Fair Housing, the project sponsor estimates serving 200 individuals, which is indicated below.
	<b>Location Description</b>	General P&A is done at PCD headquarters - 34 Coddington Street, Quincy; Fair Housing Counseling is done at QCAP headquarters at 1425 Hancock Street, Quincy.
	<b>Planned Activities</b>	General costs for program administration; monitoring and oversight of HUD CPD-funded projects and activities; grant applications; compliance with federal regulations; preparation of CAPER and Consolidated and Annual Plan; preparation of planning studies; and fair housing counseling.
9	<b>Project Name</b>	PCD Housing Rehab Program Support
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Rehab Program Support
	<b>Needs Addressed</b>	Owner Housing Objectives - Acq., Production, Rehab
	<b>Funding</b>	CDBG: \$41,236
	<b>Description</b>	General operating expenses to support housing rehabilitation programs including single-family, multi-family, and non-profit housing rehab, handicapped accessibility, Lead Paint Abatement, and FEMA Flood Mitigation Assistance activities
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is etimated that six families will benefit from the services carried out through the housing rehabilitation office.

	<b>Location Description</b>	Program delivery services will occur in-house at PCD headquarters; and site inspections (field work) will be citywide at program-eligible locations. Projects will be completed at locations across the city.
	<b>Planned Activities</b>	General operating expenses to support housing rehabilitation programs and activities including single-family, multi-family, and non-profit housing rehab, handicapped accessibility, Lead Paint Abatement, and FEMA Flood Mitigation Assistance activities
<b>10</b>	<b>Project Name</b>	PCD Housing Rehab Loans
	<b>Target Area</b>	
	<b>Goals Supported</b>	Owner Housing Objectives - Acq., Production, Rehab
	<b>Needs Addressed</b>	Owner Housing Objectives - Acq., Production, Rehab
	<b>Funding</b>	:
	<b>Description</b>	Loans to eliminate substandard living conditions, control lead paint hazards, provide handicapped access, prevent flood damage, etc
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	6 income-eligible (and/or presumed benefit) families
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Loans to eliminate substandard living conditions, control lead paint hazards, prevent flood damage, etc.
<b>11</b>	<b>Project Name</b>	ESG19 Quincy
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homeless Objectives

	<b>Needs Addressed</b>	Homeless Objectives - Emergency & Veterans
	<b>Funding</b>	ESG: \$150,286
	<b>Description</b>	Emergency Shelter assistance will be provided to Fr. Bill's Place emergency shelter; and an allocation will be provided to Quincy Community Action Programs for the continuation of the ESG homelessness prevention assistance program.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	For emergency shelter: 900 homeless individuals (Fr. Bill's place is not a family shelter)  For homelessness prevention: 50 families at risk of homelessness
	<b>Location Description</b>	For emergency shelter, the location is Fr. Bill's Place, 38 Broad St., Quincy  For homelessness prevention, the locations will vary based on address of the units receiving assistance, but intakes are done at QCAP's office at 1509 Hancock St., Quincy
	<b>Planned Activities</b>	Emergency Shelter assistance will be provided to Fr. Bill's Place emergency shelter; an allocation will be provided to Quincy Community Action Programs for the continuation of the ESG homelessness prevention assistance program; and administrative services will be provided.
12	<b>Project Name</b>	Quincy Rental Production/Preservation
	<b>Target Area</b>	
	<b>Goals Supported</b>	Rental Housing Objectives
	<b>Needs Addressed</b>	Rental Housing Objectives
	<b>Funding</b>	:
	<b>Description</b>	
	<b>Target Date</b>	6/30/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Production and preservation of rental units
<b>13</b>	<b>Project Name</b>	Quincy CHDO Development
	<b>Target Area</b>	
	<b>Goals Supported</b>	Rental Housing Objectives Owner Housing Objectives - Acq., Production, Rehab
	<b>Needs Addressed</b>	Rental Housing Objectives Owner Housing Objectives - Acq., Production, Rehab
	<b>Funding</b>	HOME: \$1,038,309
	<b>Description</b>	Community Housing Development Organization development activities
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	

14	<b>Project Name</b>	CHDO Operating
	<b>Target Area</b>	
	<b>Goals Supported</b>	Rental Housing Objectives
	<b>Needs Addressed</b>	Rental Housing Objectives Owner Housing Objectives - Acq., Production, Rehab
	<b>Funding</b>	HOME: \$18,385
	<b>Description</b>	CHDO Operating Expenses to support CHDO's in the creation of affordable rental housing.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The activities will provide affordable housing for disabled adults and for families in Quincy's Germantown neighborhood and senior housing in Holbrook.
	<b>Location Description</b>	Scattered site across the city of Quincy and other Consortium communities.
	<b>Planned Activities</b>	CHDO Operating Expenses to support affordable housing throughout the Consortium.
15	<b>Project Name</b>	Quincy First Time Home Buyer Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Owner Housing Objectives - Asst for Homeownership
	<b>Needs Addressed</b>	Owner Housing Objectives - Asst for Homeownership
	<b>Funding</b>	HOME: \$150,000
	<b>Description</b>	Downpayment assistance to support first-time homebuyers.
	<b>Target Date</b>	6/30/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	First Time Home Buyer Program - Downpayment assistance
16	<b>Project Name</b>	HOME Program Admin
	<b>Target Area</b>	
	<b>Goals Supported</b>	Planning & Administration
	<b>Needs Addressed</b>	Rental Housing Objectives Owner Housing Objectives - Asst for Homeownership Owner Housing Objectives - Acq., Production, Rehab
	<b>Funding</b>	HOME: \$82,371
	<b>Description</b>	Administration of the HOME Program (Action Planning, Reporting, Monitoring, etc.)
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	No direct beneficiaries, as this is an admin activity.
	<b>Location Description</b>	PCD headquarters - 34 Coddington Street, Quincy

	<b>Planned Activities</b>	Administration of the HOME Program (Action Planning, Reporting, Monitoring, etc.)
<b>17</b>	<b>Project Name</b>	Braintree HOME Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Rental Housing Objectives Owner Housing Objectives - Asst for Homeownership
	<b>Needs Addressed</b>	Rental Housing Objectives Owner Housing Objectives - Asst for Homeownership Owner Housing Objectives - Acq., Production, Rehab
	<b>Funding</b>	HOME: \$238,092
	<b>Description</b>	Rental production, first time homebuyer assistance, TBRA, and housing rehabilitation activities will be considered.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that in the upcoming program year, five families will benefit from tenant based rental assistance and one household will benefit from financial assistance for first-time homebuyers.
	<b>Location Description</b>	Scattered sites across the town of Braintree.
	<b>Planned Activities</b>	Continuing the existing tenant based rental assistance and first-time homebuyer programs.
<b>18</b>	<b>Project Name</b>	Milton HOME Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Rental Housing Objectives Owner Housing Objectives - Asst for Homeownership Owner Housing Objectives - Acq., Production, Rehab
	<b>Needs Addressed</b>	Rental Housing Objectives Owner Housing Objectives - Asst for Homeownership Owner Housing Objectives - Acq., Production, Rehab



	<b>Funding</b>	HOME: \$215,228
	<b>Description</b>	Rental production and TBRA activities will be considered.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that five families will benefit from the proposed activities.
	<b>Location Description</b>	The activity sites will be located in the town of Milton.
	<b>Planned Activities</b>	Rental production and TBRA activities will be considered.
19	<b>Project Name</b>	Holbrook HOME Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Rental Housing Objectives Owner Housing Objectives - Asst for Homeownership Owner Housing Objectives - Acq., Production, Rehab
	<b>Needs Addressed</b>	Rental Housing Objectives Owner Housing Objectives - Asst for Homeownership Owner Housing Objectives - Acq., Production, Rehab
	<b>Funding</b>	HOME: \$500,000
	<b>Description</b>	Rental production, first time homebuyer assistance, TBRA, and housing rehabilitation activities will be considered.
	<b>Target Date</b>	6/30/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that five families/households will benefit from the downpayment assistance activities.
	<b>Location Description</b>	The activities will take place in scattered sites across the town of Holbrook.
	<b>Planned Activities</b>	First time homebuyer assistance
<b>20</b>	<b>Project Name</b>	Weymouth HOME Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Rental Housing Objectives Owner Housing Objectives - Asst for Homeownership Owner Housing Objectives - Acq., Production, Rehab
	<b>Needs Addressed</b>	Rental Housing Objectives Owner Housing Objectives - Asst for Homeownership Owner Housing Objectives - Acq., Production, Rehab
	<b>Funding</b>	HOME: \$650,000
	<b>Description</b>	Rental production, first time homebuyer assistance, and housing rehabilitation activities will be considered.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 14 households will benefit from the proposed activities.
	<b>Location Description</b>	The activities will take place at scattered sites across the town of Weymouth.

	<b>Planned Activities</b>	Rental production, first time homebuyer assistance, TBRA, and housing rehabilitation activities will be considered.
<b>21</b>	<b>Project Name</b>	Parks & Open Space
	<b>Target Area</b>	
	<b>Goals Supported</b>	Infrastructure Improvements Public Facilities
	<b>Needs Addressed</b>	Infrastructure Public Facilities
	<b>Funding</b>	CDBG: \$107,000
	<b>Description</b>	Parks and open space improvements throughout the City.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	depending on the low/mod area
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Parks and open space improvements throughout the City.
<b>22</b>	<b>Project Name</b>	McKinney-Vento CoC
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homeless Objectives - Permanent Housing Homeless Objectives Homeless Objectives - Employment Initiative
	<b>Needs Addressed</b>	Homeless Objectives - Permanent Housing Homeless Objectives - Emergency & Veterans Homeless Objectives - Employment Initiative
	<b>Funding</b>	Competitive McKinney-Vento Homeless Assistance Act: \$4,615,908

	<b>Description</b>	McKinney-Vento Continuum of Care Homeless Assistance Projects. These are competitive grants that are applied for separately from our 3 entitlement programs. Quincy PCD is the lead agency of our CoC, which includes virtually all communities in Norfolk and Plymouth counties. Funds are applied for annually through our CoC, primarily for permanent supportive housing, with some funds also allocated towards the management of our HMIS system, as well as Planning funds which are used to provide consulting services for such activities as drafting policies and procedures as required under the HEARTH Act. For more information, please refer to our very detailed application and project ranking list, located at: <a href="https://www.quincyma.gov/govt/depts/pcd/cd/hearth___continuum_of_care.htm">https://www.quincyma.gov/govt/depts/pcd/cd/hearth___continuum_of_care.htm</a>
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	294 individuals and families, based on CoC application data submitted in e-snaps for the most current program competition. The estimated funding and number of individuals/families served is based on the CoC projects awarded directly to Quincy as the grantee, and does not include CoC awards where Fr. Bills and MainSpring or the Old Colony Y are the grantee. In those cases, HUD contracts directly with those agencies. Quincy PCD does not collect any admin funds, nor does it monitor projects in which FBMS or Old Colony Y is the grantee.
	<b>Location Description</b>	Projects are scattered-site throughout the CoC.
	<b>Planned Activities</b>	McKinney-Vento Continuum of Care Homeless Assistance Projects, including permanent supportive housing projects; HMIS management; and Planning activities.
23	<b>Project Name</b>	Lead Abatement
	<b>Target Area</b>	
	<b>Goals Supported</b>	Rental Housing Objectives Owner Housing Objectives - Acq., Production, Rehab Housing Rehab Program Support
	<b>Needs Addressed</b>	Rental Housing Objectives Owner Housing Objectives - Acq., Production, Rehab
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	lead paint remediation and elimination of residential units, CDBG funds to be used as a match to OLHCHH's lead grant.
	<b>Target Date</b>	6/30/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 families
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Activities may lead paint remediation and elimination of residential units, relocation costs, program delivery costs.

## **AP-50 Geographic Distribution - 91.420, 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The areas of minority concentration in Quincy are North Quincy and Germantown. The minorities in North Quincy are primarily Asian-Americans and for that reason, the City is providing CDBG funds to Asian programs that will be undertaken by the Asian American Services Association and the North Quincy Community Center, both of which are located in North Quincy. The minorities in Germantown are more diverse and for that reason, the City has provided CDBG funds for the various public services programs at the Germantown Neighborhood Center.

### **Geographic Distribution**

Target Area	Percentage of Funds

**Table 5 - Geographic Distribution**

## **Rationale for the priorities for allocating investments geographically**

The priorities for allocating investments geographically were based on the locations of low- and moderate-income households or persons being targeted. The Service (or geographic) Areas of many of the city's housing and homeless projects are citywide because they are targeted to meet the needs of low- and moderate-income households and persons throughout the city.

However, where there is a concentration of low- and moderate-income households or persons with specific community development needs in certain neighborhoods, the city's projects, programs or activities were designed to address such a need in those specific areas. For example, neighborhood centers and non-profit associations provide public service programs that will be implemented in neighborhood centers to benefit particular low- and moderate-income neighborhoods or Census tracts. In addition, part of the city's CDBG funds will be used for several public service programs for many groups that are presumed to have low to moderate income. They include programs for seniors and homeless individuals. Furthermore, the city will set aside CDBG funds for public works that will benefit specific low-moderate income areas and public facilities that address the needs of low- and moderate-income persons or neighborhoods.

## **Discussion**

Programs, projects and activities that will be funded with CDBG, HOME and ESG funds are intended to meet the underserved needs of housing, the homeless, public services, and non-housing community development issues. Where site-specific activities have not been identified within specific Projects, priority will be given to those that meet the more urgent underserved needs.

## Affordable Housing

### AP-55 Affordable Housing - 91.420, 91.220(g)

#### Introduction

This section identifies the one-year housing goals for the City of Quincy's CDBG and HOME funds and the South Shore HOME Consortium.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	45
Special-Needs	5
Total	50

**Table 6 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	5
The Production of New Units	15
Rehab of Existing Units	24
Acquisition of Existing Units	6
Total	50

**Table 7 - One Year Goals for Affordable Housing by Support Type**



## Discussion

The City of Quincy intends to move forward and complete affordable housing at a number of different affordable housing projects and programs this year to create and preserve affordable housing in Quincy and throughout the South Shore Consortium. Each year, the Consortium seeks proposals from qualified developers and sponsors (for-profits, nonprofits, CHDOs, and public agencies) through a rolling RFP process to support rental housing production/preservation, CHDO developments, and homeowner rehabilitation/preservation. Applications are available on the Department of Planning and Community Development website.

Over this program year, the Consortium anticipates that it will accomplish the following:

- Continue to work with the Consortium's non-profit and CHDO organizations to provide new affordable rental opportunities for low- and moderate-income households, including families with children.
- Complete the construction of 11 HOME-assisted units for households earning up to 50% AMI at The Watson in Quincy Point. The project will include 28 total units for very low-income households and 112 moderate income units.
- Work with NeighborWorks Southern MA on the proposal to provide 5 extremely low-income households with sensory impairments affordable housing in the City's Germantown neighborhood.
- Work with Asian Community Development Corporation on the acquisition and preservation of 12 units of affordable rental housing through the state's 40T program, including up to 4 HOME-assisted units.
- Provide tenant-based rental assistance to 5 extremely low-income households in Braintree, with a preference given to households with a member who is disabled.
- Continue the regional First Time Homebuyer Program to provide at least six (6) income-eligible households with downpayment assistance.
- Utilize the Consortium's and the City of Quincy's Housing Rehabilitation Programs with the goal of rehabilitating 24 housing units
- Implement the actions identified in the Consortium's Fair Housing Plan and begin preparation for an update on the Analysis of Impediments to Fair Housing.
- Support CHDO developments throughout the Consortium.

## **AP-60 Public Housing - 91.420, 91.220(h)**

### **Introduction**

This section provides information on the actions planned to address public housing needs, how residents participate and interact with management, and efforts to promote self-sufficiency and homeownership.

### **Actions planned during the next year to address the needs to public housing**

The Department of Planning and Community Development supports the rehabilitation of state-aided public housing through the Department of Housing and Community Development's High Leverage Asset Preservation Program. In conjunction with the HILAPP program, the City has made CDBG funds available to provide rehabilitation funding on projects. Due to funding constraints, the City does not anticipate making any funding available to the QHA to support rehabilitation activities this year. The City will make funding available through the Affordable Housing Trust to support the QHA's preservation and

According to the Quincy Housing Authority's (QHA) *2015-2020 Five Year and Annual Plan*, the QHA will focus on the following five key strategies and their actions. These actions will continue in FFY18:

Maximizing the number of affordable units available for all eligible populations by:

- Employing effective maintenance and management policies to minimize the number of public housing units off-line.
- Reduce turnover time for vacant public housing units.
- Reduce time to renovate public housing units.
- Participate in the *Consolidated Plan* development process to ensure coordination with broader community strategies.
- Provide improved systems of on-site management.
- Maintain Section 8 lease up rates.
- Continue marketing the Section 8 program to owners.

Increasing the number of affordable housing units by:

- Applying for additional Section 8 vouchers, should they become available.
- Leverage affordable housing resources in the community through the creation of mixed-finance housing.
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.

Target available assistance to families at or below 30% and 50% of AMI through the QHA's Public Housing Admission and Continued Occupancy Policy and Section 8 Admin Plan.

Target available assistance to Families with Disabilities by:

- Carrying out the modifications needed in public housing based on the Section 504 needs Assessment for Public Housing.
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available.
- Provide for Section 504 renovations and reasonable accommodations as required/feasible.

Conduct activities to affirmatively further fair housing by:

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them locate those units.
- Market the Section 8 program to owners outside of areas of poverty/minority concentration areas.
- Provide meaningful access to Limited English Proficiency households.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

The Quincy Housing Authority encourages tenant participation and supports resident organizations. All public housing and Section 8 voucher holders have input and representation on various boards. Office space is provided along with financial support. Further, QHA staff regularly meets with resident associations to review policy and procedure and discuss and address any issues or concerns. A resident advisory board regularly meets with QHA management to discuss policy and make recommendations. Further, each resident association may address the QHA Board of Commissioners at the monthly board meetings. The resident associations further provide ongoing feedback through direct email with senior resident staff.

One of the goals of the QHA *2015-2020 Five Year and Annual Plan* is to promote homeownership while protecting and educating homebuyers and creating financially sustainable homeownership opportunities. The objectives include continuing to promote the Homeownership program to both Section 8 and Public Housing Residents; continuing to provide and promote homebuyer workshops; and ensuring homebuyers have adequate savings. The QHA includes a homeownership pamphlet in its briefing package, encourages voucher holder participation in the Family Self-Sufficiency (FSS) and Section 8 Homeownership Program and directs interested voucher holders to the QHA's Homeownership Coordinator.

The QHA has 13 families in its homeownership program. It is the goal of the QHA to increase this by three (3) during the next five years. Additionally, 41 QHA residents were participating in the Housing Choice Voucher FSS Program along with 24 participants in the Public Housing FSS Program. Public Housing residents are required to participate in community service work with QHA Support Services

staff on various tasks and projects. The QHA has recently been awarded a renewal of both HCV and PH FSS Program Coordinator grants.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

The Quincy Housing Authority was not designated as troubled as of the submission of this plan.

**Discussion**

The Consortium's public housing authorities play an extremely important role in the lives of the area's Extremely Low- and Low-Income population. The PHAs are responsible for providing and maintaining stable housing. They also provide the support services needed to help stabilize families and foster self-sufficiency to create economic opportunities and reduce dependency on rental subsidies. Communication between residents and management is key to maintain thriving living environments.

Housing Authority staff from across Consortium

## **AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)**

### **Introduction**

This section describes the consortium's one year goals and actions for reducing and ending homelessness, and discusses the shelter needs of homeless persons.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The region will continue to reduce unsheltered homelessness through a combination of outreach, engagement, access to shelter, and access to permanent supportive housing using a dual Triage and Housing First approach. The region, in collaboration with the state's family shelter system supplemented by private resources for short-term emergency shelter stays, will continue to ensure no homeless families are unsheltered.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

##### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Fr. Bills & MainSpring, and the local emergency shelter provider, will continue to work with the City of Quincy and the CoC on strategies to reduce the overflow of individuals in emergency shelter (including improved assessment and triage, zero tolerance of discharges from other systems of care, increased housing subsidies/assistance and rapid re-housing resources).

Homeless service providers will continue to work with the state to reduce the overflow of families in emergency shelter and motels in the region through improved shelter diversion and increased resources for housing and workforce development services to shorten shelter stays and speed movement to housing.

#### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

For individuals, the annual goals at Father Bill's Place are to: improve triage and assessment services, shorten shelter stays, increase exits to housing and treatment, secure additional resources to create

permanent supportive housing, and identify and address the long-term housing needs by subpopulations. The intent of these short-term goals is ultimately to reduce shelter capacity and replace it with complementary housing resources and rapid exit strategies.

For families, the annual goals are to work with the state on expanding assessment and triage of families as soon as they enter shelter, increase workforce development, and significantly expand affordable housing resources.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The region's short-term strategy is for homeless and mainstream service providers and local and state government to collaborate in order to improve and expand prevention services (tenancy counseling, mediation services, and flexible funds to prevent evictions and homelessness). The region will also continue to document data on entries to Father Bill's Place from other systems of care and to advocate with publicly funded institutions and related systems of care to establish a zero tolerance policy around discharges to homelessness of adults and unaccompanied youth. The intent is to increase significantly the resources available to assess and divert people from entering shelter so they can avoid becoming homeless. Emergency shelter services could then be reduced. Finally, the region will seek ways for homeless and mainstream service providers and local and state government to partner in order to increase resources that address the housing, health, social service, employment and other needs of homeless persons.

## **Discussion**

For activities the City plans to undertake this year to address the housing and supportive service needs for persons who are not homeless but have other special needs (i.e. elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with alcohol or other drug additions), person with HIV/AIDS and their families, and public housing residents), refer to AP-38 Project Summary.

Additional annual goal information such as numeric/quantity etc. can be seen under AP-20 Annual Goals and Objectives.

## **AP-75 Barriers to affordable housing -91.420, 91.220(j)**

### **Introduction**

The Quincy Planning and Community Development Department continues to work to the eliminate barriers to affordable housing and fair housing in partnership with the other Consortium towns. The Consortium's Fair Housing Plan provides insight into the public policies that may have negative effects on the creation of affordable housing and residential investment. In some areas, dimensional requirements for commercial/business districts are not conducive or allowed for residential uses thus limiting housing opportunities and choices that are close to employment, transit and services. Parking and other dimensional requirements can also make residential development difficult. Neighborhood opposition to multi-family and affordable housing development can also have a negative effect on affordable housing production and is often a big hurdle to overcome.

The region also has numerous economic barriers that impact the ability to provide affordable housing. The high cost of real estate continues to be a primary barrier to affordable housing. High development costs and lack of available land for new development limits opportunity to site affordable housing and create more housing choices for households at different income levels. Other economic factors include the age of housing stock coupled with the existence of lead paint hazards and limited financial resources for homeowners and landlords to abate lead paint limits housing choices for families with young children. The age of existing housing stock and its architectural layout also makes it difficult to rehabilitate units to become fully accessible units and can be prohibitively expensive.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

In FFY19, PCD will continue to implement the Housing Production Plan adopted in 2016 together with continuing efforts of the Consortium Fair Housing Plan completed in 2014. These two documents are the driving guides toward identifying and breaking down barriers to affordable housing and promoting equal access to all housing. Each of the Consortium communities are actively involved with the implementation of the Fair Housing Plan. Planning Staff from three communities are active members of the South Shore Fair Housing Committee. As part of this process, the City of Quincy will develop a tool to evaluate how off-site inclusionary zoning proposals advance Fair Housing in Quincy.

#### *Preserve and Rehabilitate Existing Housing Stock*

The City will continue to fund its Housing Rehabilitation Program. The Department will also explore

targeting rehabilitation outreach in certain neighborhoods and to older adults.

#### *Continuing Education and Public Awareness*

Continue providing education to elected officials, real estate professionals and the public regarding affordable and fair housing. For example, PCD staff will explore providing newly elected officials with an affordable housing orientation. Consortium communities are also actively educating public officials and residents about fair housing and affordable housing programs. NeighborWorks of Southern Mass and Quincy Community Action Programs both operate first time homebuyer, financial fitness and foreclosure prevention workshops for residents across the South Shore.

#### *Continue Efforts with Non-Profit Developers*

Focus on working with its Community Housing Development Organizations and other non-profits to identify new development opportunities within each of the Consortium communities.

#### *Leveraging Additional Resources*

Quincy and the Consortium will continue to advance projects that leverage local, state, and federal resources in order to expand and preserve the supply of affordable housing and support low-income households.

#### *Implement Fair Housing Plan Strategies*

With the assistance of the Regional South Shore Fair Housing Committee, seek to implement the actions identified in the Consortium's Fair Housing Plan adopted in 2014. Continue to provide Fair Housing Training and build on successful events from this program year.

#### *Explore Funding Model Alternatives*

Work with stakeholders to explore strategies to adapt to changing federal commitment requirements. One possibility is pooling HOME funds and issuing one rolling application for housing development projects and programs, as priority needs are identified or shift.

#### *Create and Preserve Housing*

Continue to operate its regional First Time Homebuyer Program and Rehabilitation Program. The First Time Homebuyer Program will continue to be supplemented with the Massachusetts' Housing Partnership's affordable ONE Mortgage product and various MassHousing mortgage products.

PCD will continue to identify strategies to utilize existing resources to preserve expiring use properties located within the Consortium.



## Discussion

## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

The City of Quincy and the Quincy HOME Consortium have identified multiple actions to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty level families, develop institutional structure and enhance coordination between public and private housing and social service agencies.

### **Actions planned to address obstacles to meeting underserved needs**

We believe the two main areas of underserved need are those who are isolated or limited English proficient.

With respect to geographic isolation and/or those who do not have adequate personal transportation, within the City of Quincy, there is a viable transportation network through the MBTA to bring individuals to within walking distance of our services. The City also funds transportation for the City's elders for both medical and social needs.

Regarding limited English proficient individuals (that is, those with a language barrier), we plan to serve those individuals through interpreters, either on site, or through our Language Assistance/Access Plan.

Other potential obstacles include capacity building among service providers and general lack of funding. As far as capacity within the service provider area is concerned, the City of Quincy PCD provides Technical Assistance to its service providers, and will continue to do so to address that obstacle. With respect to funding, the City of Quincy allocates its funding, to the best of its knowledge, in the most efficient and effective way possible, and will continue to advocate for additional CDBG, HOME, and ESG dollars through the appropriate channels.

### **Actions planned to foster and maintain affordable housing**

The city will maintain existing affordable housing through the operation of homeowner and multi-family rehabilitation programs; as well as working with the Affordable Housing Trust Fund Committee to allocate funds for new affordable housing units; and the Housing authority will maintain affordable housing through the following programs:

- "667" State-aided housing for the elderly/disabled
- "667" State-aided congregate units for the elderly/disabled
- "705" State-aided family housing
- Massachusetts Rental Voucher Program

- Department of Mental Health
- Section 8 Housing Choice Voucher Program

### **Actions planned to reduce lead-based paint hazards**

Quincy received \$2,000,000 grant funding from the Office of Lead Hazard Control and Healthy Homes for lead paint remediation and elimination of at least sixty (60) residential units, effective April 1, 2019 to September 30, 2022. Quincy has created a new Office of Healthy Homes that will act as the main vehicle for disseminating information about lead paint issues and for eliminating lead paint hazards. Numerous partnerships have been established with non-profits across the City to assist in marketing and outreach to the communities for awareness of the lead-based paint hazards and the availability of financial assistance. NeighborWorks Southern Mass will continue to administer the state's "Get the Lead Out Program" on behalf of the consortium.

### **Actions planned to reduce the number of poverty-level families**

Provide translation, counseling, outreach and referrals to the growing Asian population to enable them to access government and other services.

Provide mental health counseling to low/moderate-income people without mental health benefits.

Provide training, job placement and case management through the Homeless Veterans Reintegration Program (HVRP).

The South Shore YMCA - Germantown Neighborhood Center provides programs to increase understanding of the importance of education and develop strategies for working toward self-sufficiency. "Choice" Food Pantry clients have maximum flexibility in choosing items and are able to use their food budget to pay their rent and utility bills.

The Houghs Neck Community Center provides Senior socialization, information and volunteer opportunities. Youth activities include reading, playgroups, arts, drug and alcohol awareness, game night, and socials. Women's groups include aerobics, Pilates, computers, and Outreach. Community resources include a safe supervised meeting place with information and referral.

Provide Senior Drop-in, Senior Lunch, Bingo, ESL, Holiday Celebrations both traditional American and Asian, and Police Department Safety programs at the North Quincy Community Center.

Provide quality Out-of-School Time (OST) programs, at the North Quincy and Ward 2 Community Centers during the summer, Tuesday afternoons and school vacations including Summer Lunch Program through the USDA Summer Food Service Program and Project Bread.

Provide Tuition Scholarship or low-income families at Quincy After School Child Care within a safe, healthy environment by stimulating the child's potential to grow physically, emotionally, intellectually and socially.

The Southwest Community Center Emergency Food Center enables clients to save money on a food budget to pay their rent and utility bills. Clients also receive a range of other support services.

Offer medical and non-medical transportation services and various health and recreational services for seniors, including exercise classes, flu shot and blood pressure clinics, counseling, support groups, workshops, and seminars.

Offer "Teen Center Social Group" to provide social skills education and opportunities to practice new skills with the guidance of qualified counselors for adolescents with ASD and Asperger's Syndrome.

Offer educational, social, and recreational opportunities for adults with developmental disabilities.

## **Actions planned to develop institutional structure**

### Administration

Program Managers within the City of Quincy Department of Planning and Community Development (PCD) are responsible for managing all federal funds associated with the project categories identified within these plans.

After the City's mayor approves the annual budgets associated with CDBG, HOME, and ESG funds, it is PCD's responsibility to ensure all resources are expended according to Federal and City regulations and program guidelines. In turn, Quincy PCD is subject to periodic financial audits by the City and HUD. In addition, PCD is also required by HUD to complete a Consolidated Annual Performance and Evaluation Review (CAPER) to report on its accomplishments, expenditures, and effectiveness in implementing the goals within these plans.

### Quincy Neighborhood Based Programs

Quincy's emphasis on neighborhood based programs provided by local community centers has allowed the City to aggressively target high priority needs in low to moderate-income areas. It has also reduced overlap and redundancy in programs that would otherwise serve the same constituents and areas across the City.

### Strengths and Gaps in the Delivery System

The institutional structure, by and large, is in place to carry out the Consortium's housing and community development plan. The City, through its Department of Planning and Community

Development, has been involved in the planning and implementation of CDBG, HOME, ESG and McKinney-Vento Homeless Assistance programs in the City/Consortium since these individual programs were created. With respect to public facilities renovations and housing rehabilitation programs, the City's Office of Housing Rehabilitation has existed for over 30 years. Most of the City's subrecipients have received CDBG and HOME funding and therefore are well aware of the appropriate regulations and have expertise specific to the activities that they undertake with Consortium assistance.

The gaps in the delivery system are in the form of varying degrees of limitations in terms of manpower capacity and other resources among the different organizations involved in the planning and implementation of the various components of the Consortium's housing and community development plan, as outlined below:

Public Services – Many of the public service providers have limited resources, i.e. staff, technology, money. The Department of Planning and Community Development will offer technical assistance to encourage collaboration among agencies, support volunteer initiatives, provide guidance for managing data and developing quality outcomes, and pass along information about other grants and resources available in the public service sector.

Housing Development – There are two CHDO designated organizations in the Consortium, both of which have access to various resources.

#### Technical Assistance

The Department of Planning and Community Development (PCD) intends to continue providing organizations involved in these types of activities with as much technical assistance as possible to help make their activities a success. PCD conducts between 1-3 training workshops per year to assist subrecipients in meeting their grant obligations and improve their program operations.

#### **Actions planned to enhance coordination between public and private housing and social service agencies**

The City of Quincy fosters coordination between public housing and assisted housing providers by appointment of Quincy Housing Authority (QHA) board and staff on a variety of City Boards. In addition, the City works closely with the QHA to assist residents that are participating in the Family Self-sufficiency Program with home ownership opportunities.

The QHA and the Department of Planning and Community Development collaborate on many housing and community development issues and projects. QHA staff are members of the CoC's Board on Homelessness, and have been members of the Fair Housing Committee and Affordable/Inclusionary Housing committee in the past. The City has supported QHA initiatives in recent years, including the renovation of 9 Bicknell St (Manet CHC Sung Harbor site) and rehabilitation of the Crowley Court housing complex in Germantown.

The QHA controls its hiring, contracting and procurement, as it is basically an independent entity from the City. However, the City is expected to be involved when the QHA starts considering new developments or demolishing or disposing public housing units.

The Weymouth Housing Authority (WHA), works with agencies like health providers and the Police Department to address issues and assist residents. There is a Drug Prevention Task Force that combats crime and drugs in public housing. WHA tenants are able to participate in operating the housing authority. Each housing development has a tenant-based organization that meets regularly with a WHA representative. The WHA has a Resident Advisory Board, with two residents from each development, and representatives from the WHA. Weymouth is negotiating Local Initiative Agreements with housing developers to add 8 new units to the subsidized inventory.

The Braintree Housing Authority (BHA) maintains the following housing programs:

“667” State-aided housing for the elderly/disabled

“667” State-aided congregate units for the elderly/disabled

“705” State-aided family housing

Massachusetts Rental Voucher Program

Department of Mental Health

Section 8 Housing Choice Voucher Program

The BHA also administers a successful Family Self-sufficiency program and a Homeownership program with funding provided by HUD. The BHA is the monitoring agent for the 52 affordable units at Turtle Crossing.

The Milton Housing Authority (MHA) is a state agency responsible for the administration of Elderly/Disabled and Family housing in Milton. The Authority manages 39 one-bedroom units of elderly/disabled housing, 12 units of family housing and 144 Housing Choice Vouchers.

The Holbrook Housing Authority (HHA) manages 74 one-bedroom units of elderly housing. Ten of those units (13.5%) are designated for individuals under 60 years of age who are disabled. The HHA also has ten three-bedroom family units and administers six MRVP Mobile Vouchers, two project-based MRVP Vouchers, and two AHVP Vouchers. The Dedham Housing Authority currently administers the Authority’s 82 Section 8 Vouchers.

## **Discussion**

No additional discussion.

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

#### Introduction

This section discusses specific program requirements to CDBG, HOME, and ESG. Funding for HOME-funded rental housing development projects is made available through an RFP process that takes place prior to the program year and applications are also accepted on a rolling basis, as funding is available. Funding for HOME-funded first-time homebuyer downpayment assistance is made available on a first-come, first-served basis. Applications can be obtained on the website of participating member communities and through the subrecipient that provides project delivery services. In addition, applications are made available in person and through direct mail.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

Annual Action Plan 80  
2019



**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The Consortium does not intend on using forms of investment not already identified in 24 CFR Section 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The South Shore HOME Consortium provides low-income, first-time homebuyers with downpayment assistance towards the purchase of a home that will serve as their principal residence. In accordance with **24 CFR 92.254(a)(5)(ii)(A)(1)**, the Consortium's Recapture Policy requires program participants to repay the principal balance of their deferred, downpayment assistance loan when they sell, transfer, or refinance their home. This requirement is enforced through a mortgage that is held on the property by the City of Quincy on behalf of the Consortium community. In addition to these provisions, if the program participant fails to occupy the property as their principal residence during the Affordability Period, the downpayment assistance loan will become due and payable. Failure by the homeowner to occupy the property as their principal residence during the affordability period will result in repayment of HOME Program funds in accordance with **24 CFR 92.503(b)(3)**.

The recapture policy requires the full repayment of the principal loan amount, with the homebuyer retaining any appreciation in value. However, in no event shall the Consortium recapture more than is available from the net proceeds of a sale. The net sale proceeds are defined as the sales price of the home minus superior loan repayments and closing costs. In the instances of a foreclosure or a deed in lieu of foreclosure, the Consortium will attempt to recover its original loan amount from the net proceeds of the sale.

In accordance with **24 CFR 92.254(a)(4)**, Program participants are required to occupy the property acquired with assistance through the Program as their principal residence for the duration of the Affordability Period. The Affordability Period will be 5 or 10 years, subject to the amount of downpayment assistance provided to the program participant, as detailed in the table below.

It is the Consortium's policy to subordinate its lien during a refinancing event if the owner's loan refinancing meets the following criteria:

1. The total mortgage debt (inclusive of the Consortium loan and all superior loan amounts), known as the Loan-to-Value ratio, does not exceed 90% of the appraised value of the property.

2. Following the refinancing, the owner's debt-to-income ratio (inclusive of principal, interest, taxes, insurance, and all other scheduled payment obligations) does not exceed 45% of the owner's monthly gross income.
3. The loan refinancing results in a PITI (principal, interest, taxes, insurance) that is less than or equal to the owner's current PITI payment; PITI payments that exceed the existing payment will be considered if the owner is refinancing to decrease the length of the amortization period and the refinancing meets the other requirements of this policy.
4. Loan must be a fixed-rate, fully amortizing loan

Exceptions to this policy will be considered if the refinancing will lower the household's monthly housing payment and/or maintain an affordable monthly housing cost (PITI not to exceed 33% monthly gross income and total debt-income-not to exceed 45% monthly gross income).

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Affordability of homebuyer downpayment properties with a recapture provision are enforced by a recorded mortgage and a written agreement requiring repayment of HOME assistance upon sale, refinancing, transfer of ownership or violation of the affordability restrictions. Recapture provisions state that payment in full of all principal shall be due and payable when the borrower chooses to sell, refinance, or secure a home equity loan on the house. Units must be owner-occupied for the full term of the loan. Payments in full of all principal are due and payable when the participant chooses to sell, refinance the house or secure a home equity loan on the house which was purchased with the principal. The recapture provision allows HOME funds to be used to support other HOME eligible activities.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The Consortium will not make HOME Funds available to refinance existing debt as part of multifamily housing rehabilitation.

### **Emergency Solutions Grant (ESG)**

1. Include written standards for providing ESG assistance (may include as attachment)

Our written standards for providing ESG assistance are found in Section 2 / Part 3 of our CoC's Policies and Procedures manual, found at:

[https://www.quincyma.gov/govt/depts/pcd/cd/hearth\\_\\_\\_continuum\\_of\\_care.htm](https://www.quincyma.gov/govt/depts/pcd/cd/hearth___continuum_of_care.htm)

The manual is also attached to this action plan submission (under AD-26 "Grantee Unique Appendices").

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Centralized/Coordinated Assessment for Families: State-funded EA family shelter has a centralized assessment system. Families must request shelter at a local welfare office. EA has written standards for eligibility, admission, services, operations, and the like. Emergency shelter for families in the CoC is part of this EA system. HomeBASE, the state RRH resource, is accessed either at the central intake site or at EA shelter and has written eligibility and service standards.

Centralized/Coordinated Assessment for Individuals: FBMS operates the only CoC year-round adult shelter, Father Bills Place. Adults are assessed at entry and triaged for services, housing, or other exit. There is an outreach team, based at Father Bills Place that conducts frequent outreach to assess and assist the unsheltered. The system for individuals has yet to develop written standards as per ESG rule 576.400.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The City of Quincy utilizes a Request for Proposals process to solicit proposals for program funding. Proposals are reviewed and approved/rejected by PCD staff. Allocations are prorated, if necessary, based on the federal grant amount, and based upon the most advantageous proposals.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

N/A - the jurisdiction already includes formerly homeless individuals on its Board on Homelessness, and consults with these individuals with respect to policies and funding decisions regarding facilities and services funded under ESG.

5. Describe performance standards for evaluating ESG.

Using goals set by the subrecipients in their proposals for funding, the department drafts contracts which relate reimbursements specifically to accomplishments. Where possible, the focus is on outcome accomplishments rather than output accomplishments. Subrecipients are reimbursed only when they can provide accurate and appropriate documentation that demonstrates program

accomplishments and can provide back-up documentation for eligible costs as spelled out in the contractual agreement. Subrecipients who do not accomplish their proposed goals will not be reimbursed for their full grant amount, and funds will be recaptured at fiscal year end and made available for other eligible ESG programs. Department staff will work closely with subrecipient organizations to ensure that these contract goals are reached. In the event of unforeseen obstacles, department staff will be willing to amend contractual goals when warranted. These performance standards have already been accepted by member agencies of the CoC that have entered into contracts with the City of Quincy for ESG and CDBG funds, and these standards will be further developed from time to time in consultation with the CoC.

No additional discussion.

